



File No. EA2023-116

**CITY OF RICHLAND**  
**Determination of Non-Significance**

**Description of Proposal:** Construction of an RV and mini-warehouse storage facility.

**Proponent:** DJCD Properties, LLC  
Dennis Hollis  
28004 S 887 PR SE  
Kennewick, WA 99338

**Location of Proposal:** 2557 Logan Street, Richland, WA.

**Lead Agency:** City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

( ) There is no comment for the DNS.

( **X** ) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

( ) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Mike Stevens

**Position/Title:** Planning Manager

**Address:** 625 Swift Blvd., MS #35, Richland, WA 99352

**Date:** August 16, 2023

**Comments Due:** August 31, 2023

Signature 

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background***

1. Name of proposed project, if applicable:  
C192-Polar Way & Logan – DJCD Properties, LLC
2. Name of applicant:

DJCD Properties, LLC (Landowner Dennis & Joan Hollis) – Northwest Construction Services, Inc. will be the General Contractor

3. Address and phone number of applicant and contact person:

DJCD Properties, LLC

Dennis Hollis

509-727-1345

[Dennis@nwcs-inc.com](mailto:Dennis@nwcs-inc.com)

Joan Hollis

509-366-3133

[Jayhollis99@gmail.com](mailto:Jayhollis99@gmail.com)

4. Date checklist prepared: 03/03/2023

**Project Design Stage:** Geo Report done, Archaeologist Report done, Site Plan done and Retaining wall design done. Plan is to prepare site (approximately 5.48 acres of which approximately 4.95 acres will be usable after easements and set-backs). We plan to initially have outside storage and construct buildings in phases.

**Status of existing environment:** Undeveloped land

**Information about known or anticipated environmental impacts:** None known of

5. Agency requesting checklist:

City of Richland WA

6. Proposed timing or schedule (including phasing, if applicable):

Land development is scheduled to start after receipt of Grading Permit

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

After grading of the site we will submit for phase 1 construction of the RV Storage Facility. Other phases of construction will progress as Facility comes on line and is rented out.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Land is zoned Medium Commercial and Geotechnical

Geotechnical Report has been done for the 5.48 acres. Current land development is ongoing in the area. The land is a corner lot that is accessed by Polar Way and Logan.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not known by landowner

10. List any government approvals or permits that will be needed for your proposal, if known.

## SEPA, City of Richland Grading Permit and City of Richland Building Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The entire lot size is 5.48 acres, of which we propose to grade the site and gravel the site and prepare site for RV storage/parking. We plan to construct RV storage buildings or Self Storage units in phases on the site. We plan to construct a block wall along Polar Way and Logan and a cyclone fence on the east and south lot lines.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

NE Corner of Polar Way and Logan ST – City of Richland, County of Benton, State of Washington – A portion of binding site plan 2056, according to the survey thereof recorded in Volume 1 of Surveys, page 2056, under auditor's file no. 1995-018807, records of Benton County, Washington and a portion lying outside the limits of said survey situated in the Northeast Quarter of Section 28, Township 10 North, Range 28 East Willamette Meridian (see attached survey plot of the land).

### **B. Environmental Elements**

#### **1. Earth**

a. General description of the site:

(circle one): Flat, rolling hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

2.75% (388 to 399 in 400 ft)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

No Agriculture Land Use – per the Geotechnical Report soils are classified as: SM / SP

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Owner has no knowledge of unstable soils in immediate vicinity - Please refer to Geotechnical Report

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Total area to be graded is approximately 215,622 SF with the excavated materials being used as fill. It is estimated that there will be approximately 11,000 CY of material moved from cut to fill area. Material will be from site, there are no plans for import or export of fill material.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion control measures will mitigate possible erosion. Soil erosion due to water and air is likely during grading operations. The existing soil appears to be very absorbent of water and there should be minimal erosion, as the existing slope is gentle. A retaining wall will be constructed along the south property line and east property line as shown on grading plan.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Of the 215,622SF (after easements and setbacks) of graded area, we will plan to cover with crushed rock type material for stabilization. We plan to eventually construct approximately 81,100 sf of building area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Watering and silt fence during construction. Following grading operations we plan to place and stabilize the graded areas with gravel or hydro seeding.

## **2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Increased automobile and construction related emissions during construction, dust control measures will be implemented. After construction disturbed areas will be covered by gravel and/or soil stabilization or hydroseeding.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control during construction, soil cover after construction.

## **3. Water**

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Owner is not aware of any surface water bodies in immediate vicinity of project.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No known waters in vicinity of project, so No unless notified otherwise.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Owner is not aware of this project/land being in a 100 year flood plain

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, property will utilize City supplied water – Storm water will be drained onsite

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Stormwater runoff will be discharged into the ground per designed system – RV Dump and claenout waste will utilize City sewer system for waste discharge

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Water run off will be minimal if at all with gravel surface area or hydroseeded areas or soil stabilized. Proposed drain is shown on grading plan. Future construction will have appropriate drainage system for proposed construction. We do not anticipate any run off from the gravel areas

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials are anticipated to enter the ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

We do not anticipate runoff from graveled areas, hydroseeded areas or soil stabilized areas.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass (like a prairie grass)  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Only the existing vegetation will be removed as part of the clear and grub operations to prepare for cut and fill operations.

c. List threatened and endangered species known to be on or near the site.

None known of

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Area not disturbed by this project will remain in native state, Area graded for project will either be graveled or soil stabilized/hydroseeded – Storm runoff will drain at graveled surface and be designed by engineer as required per Local and State requirements.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known of

## 5. **Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

None observed on site

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

None known of

- c. Is the site part of a migration route? If so, explain.

YES – Richland is within Pacific Flyway

- d. Proposed measures to preserve or enhance wildlife, if any:

Leave as much of site in natural state as long as possible.

- e. List any invasive animal species known to be on or near the site.

Owner is not aware of any invasive animal species to be on or near site

## 6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric (possibly supplemented by Solar is being considered) for the RV Storage Facility. Power requirements will be minimal, will be needed for Lighting, gate operator, security, power hookups.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Owner is not aware of any current Solar Power in use in immediate area of project.



- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

Plan to use energy efficient lighting and possibly supplement energy needs with solar power.

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- 1) Describe any known or possible contamination at the site from present or past uses.

Owner is not aware of any present or past possible contamination at the site

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Owner is not aware of any existing hazardous chemicals/conditions that might affect project development and design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction, diesel and gasoline will be used by construction equipment.

- 4) Describe special emergency services that might be required.

Do not anticipate the need for emergency services during construction unless we have an accident or fire that would need emergency response from already established city services.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Construction will minimize, if any, storage of hazardous materials on site, such as fuel and lubricants

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction equipment – 6:00am to 7:00pm – After construction could have traffic 24/7 for access to RV Storage Facility.

3) Proposed measures to reduce or control noise impacts, if any:

None

## 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of site is undeveloped land - Adjacent properties are undeveloped land or land under construction - No – project will meet current IM – Medium Industrial Zoning

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No – land is not being used as farmlands or working forest lands. Land is currently undeveloped Commercial Property.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

IM-Medium Industrial

f. What is the current comprehensive plan designation of the site?

Industrial

g. If applicable, what is the current shoreline master program designation of the site?

LU-5 – Shoreline – City of Richland – No shown Environment Designation

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

1 to 2 for maintenance and sales

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project will be constructed meeting zoning classification, approved permitting, and the Cities Comprehensive plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None – area is zoned IM – Medium Industrial

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None – area zoned IM – Medium Industrial

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None – no housing in immediate area

c. Proposed measures to reduce or control housing impacts, if any:

None – no housing in area

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

20 foot eave canopy covers, 14.5 x 96 x 16ft eave with peak height at 24ft RV storage units with metal siding, Perimeter Block wall along Polar Way and Logan, Cyclone fencing on east side and south side

b. What views in the immediate vicinity would be altered or obstructed?

None

b. Proposed measures to reduce or control aesthetic impacts, if any:

None

### **11. Light and Glare** [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Facility will have exterior LED system and look at minimizing glare and still meet lighting requirements. This would be provided at night time hours for security and so customers can see at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

Existing street light – will not affect our proposal

d. Proposed measures to reduce or control light and glare impacts, if any:

Will utilize LED lighting – position lighting to minimize potential glare, auto dimmers

### **12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Horn Rapids Golf Course, Horn Rapids Recreation Area, Horns Rapid Little League Park

b. Would the proposed project displace any existing recreational uses? If so, describe.

None

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

### **13. Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Owner is not aware of any Buildings, Structures or sites located near the site that are over 45 years old and listed or eligible to be listed in national, state or local preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known of by Owner

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None - Archaeologist report has been performed and submitted

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None

#### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Polar way and Logan Street – Plan to have entrance and exit to facility off of Polar Way and also provide an exit from facility out to Logan Street. The driveways will be constructed during phase 1 of construction.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No – Closest transit stop looks like it would be route 126 – stop 8 Spengler & Stevens Center which I estimate to be 3 to 4 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The finished project is proposing approximately 200 rental spaces – no spaces would be eliminated by project.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

None

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Utilizing ITE Trip Generation Manual 9<sup>th</sup> Edition (2012) based on 258 spaces the project would generate AM Peak 3 In and 3 Out and PM Peak would Generate 3 In and 3 Out for estimated 65 daily trips. The Mini Storage units generate approximately 1 trip per 606 SF with the trips being about 1/2 in am vs pm. SF space for mini storage units. Our units are planned to be RV storage units. Say we have 30,000sf of storage this would generate an estimated 50 trips per day (RV Storage would probably be less than mini storage). The spaces above estimated at 258 would be displaced by the Inside storage spaces.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

## 15. ~~None~~ Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

None Projected

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

## 16. Utilities

- a. Circle utilities currently available at the site:

electricity natural gas water, refuse service, telephone, sanitary sewer septic system,  
other \_\_\_\_\_

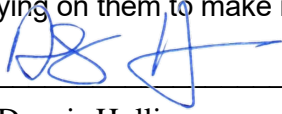
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City Utilities – Electrical / Water / Sewer are stubbed to site – Private utilities such as internet/phone are in vicinity of site – Power will need to be installed and transformer set for service to facility. Sewer stub is on site – Water meter will need to be installed from water main onsite.

### **C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



Name of signee Dennis Hollis

Position and Agency/Organization Managing Partner / DJCD Properties, LLC

Date Submitted: 03/03/2023 Revisions made on 8/11/2023

### **D. Supplemental sheet for nonproject actions**

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

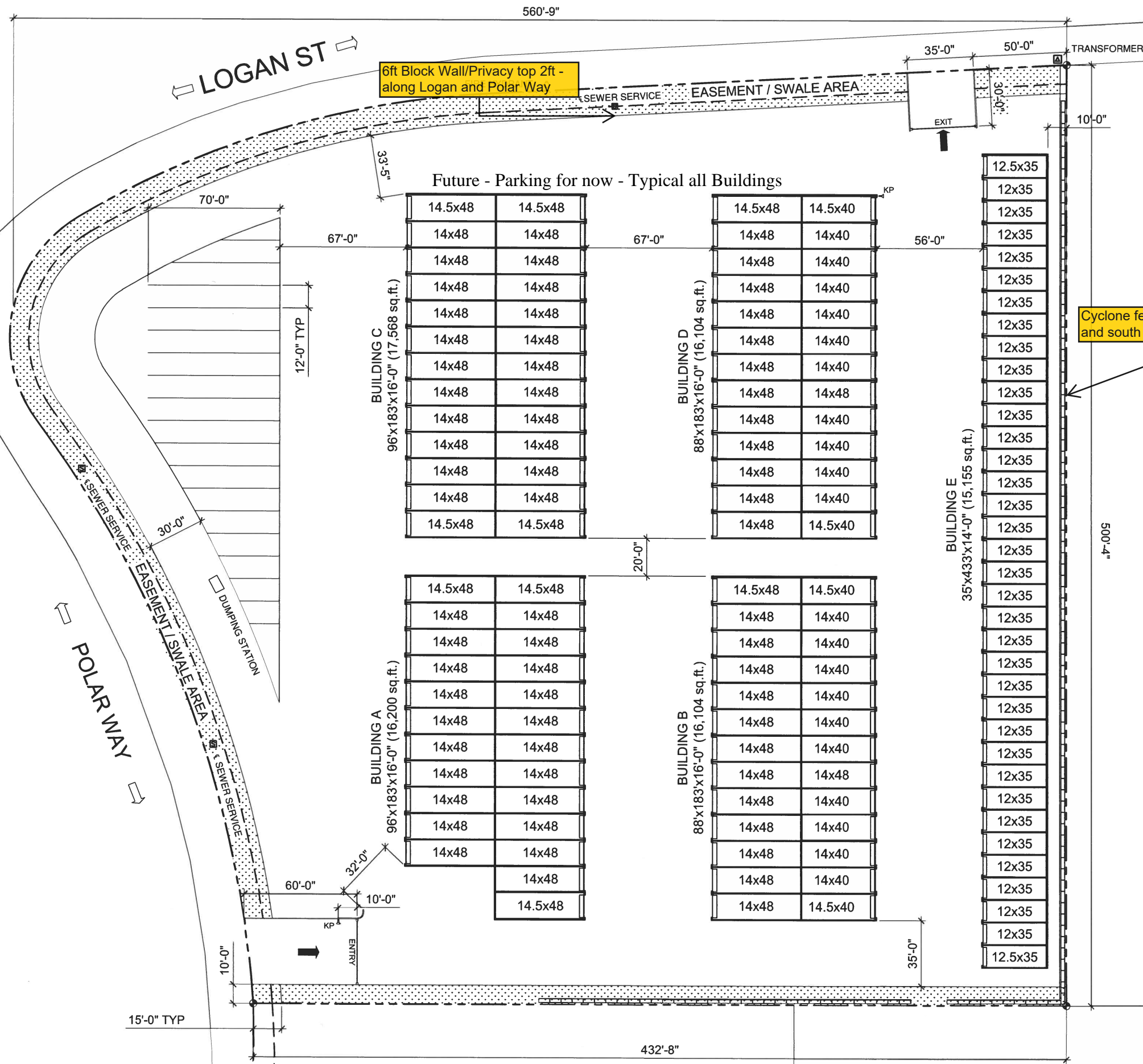
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.





6ft Block Wall/Privacy top 2ft - along Logan and Polar Way

Cyclone fence along east and south property lines

**NOTE: PROPERTY BOUNDARIES NEED VERIFICATION.**

**NOTICE:**  
These plans are the sole property of RSP Structural Systems INC. Any unauthorized reproduction or use of this plan is strictly prohibited. These plans are preliminary and not to be used for construction. Property Dimensions, Easements, Utilities, etc. must be verified by the Owner, Architect, Civil Engineer or Contractor.

**D. HOLLIS**  
**2557 LOGAN ST**  
**PROPOSED SITE PLAN**  
**RICHLAND, WA.**

**STRUCTURAL SYSTEMS INC**  
RSP  
INC

PHONE: (509) 535-0917  
or (866) 811-4057  
FAX: (509) 535-2481  
or (877) 277-8671

SCALE: NTS  
DRAWN BY: DPM  
JOB NO.:  
CHKD BY:  
DATE: 08/01/2023  
SHEET: B-1

NOTE: PRELIM. DWG  
BY: CDR  
REVISION: 00/00/17-